

092.0

Map

0004

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 589,300 /

USE VALUE: 589,300 /

ASSESSED: 589,300 /

Total Card /

Total Parcel

589,300

589,300

589,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

52

EPHING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SENESI FRANK R JR

Owner 2:

Owner 3:

Street 1: 52 EPPING STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

6790.000

152,300

400

436,600

589,300

Total Card

0.156

152,300

400

436,600

589,300

Total Parcel

0.156

152,300

400

436,600

589,300

Source: Market Adj Cost

Total Value per SQ unit /Card: 629.59

/Parcel: 629.5

Legal Description

User Acct

59698

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

03/25/09

PREVIOUS OWNER

PREVIOUS ASSESSMENT

Owner 1: STEWART TIMOTHY J/TRS/L/EST -

Owner 2: FRANK SENESI JR TRST -

Street 1: 52 EPPING STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02474

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

101

FV

152,300

400

6,790.

436,600

589,300

589,300

Year End Roll

12/18/2019

2019

101

FV

138,500

400

6,790.

442,800

581,700

581,700

Year End Roll

1/3/2019

2018

101

FV

138,500

400

6,790.

330,600

469,500

469,500

Year End Roll

12/20/2017

2017

101

FV

138,500

400

6,790.

299,400

438,300

438,300

Year End Roll

1/3/2017

2016

101

FV

138,500

400

6,790.

286,900

425,800

425,800

Year End

1/4/2016

2015

101

FV

141,200

500

6,790.

243,200

384,900

384,900

Year End Roll

12/11/2014

2014

101

FV

141,200

500

6,790.

230,800

372,500

372,500

Year End Roll

12/16/2013

2013

101

FV

141,200

500

6,790.

219,500

361,200

361,200

12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

STEWART TIMOTHY

53137-209

7/2/2009

Family

1

No

No

SUCKNEY CATHERI

49423-460

5/10/2007

Family

1

No

No

SENESI FRANK R

49423-447

5/10/2007

Family

1

No

No

SUCKNEY CATHERI

49423-445

5/10/2007

Family

1

No

No

SUCKNEY CATHERI

47814-56

7/17/2006

Family

1

No

No

18243-434

6/1/1987

182,500

No

No

Y

OTHER ASSESSMENTS

BUILDING PERMITS

ACTIVITY INFORMATION

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

12/11/2012

1621

Re-Roof

5,000

C

Date

Result

By

Name

4/11/2013

Info Fm Prmt

MM

Mary M

3/25/2009

Measured

197

PATRIOT

2/29/2000

Inspected

276

PATRIOT

1/26/2000

Measured

263

PATRIOT

12/1/1991

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

LAND SECTION (First 7 lines only)

DISCLAIMER

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6790

Sq. Ft.

Site

0

70.

0.92

5

436,592

436,600

Total AC/HA: 0.15588

Total SF/SM: 6790

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 436,592

Spl Credit

Total: 436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

